

GLASSHOUSE

160 E STATION SQUARE DR
PITTSBURGH, PA



CBRE



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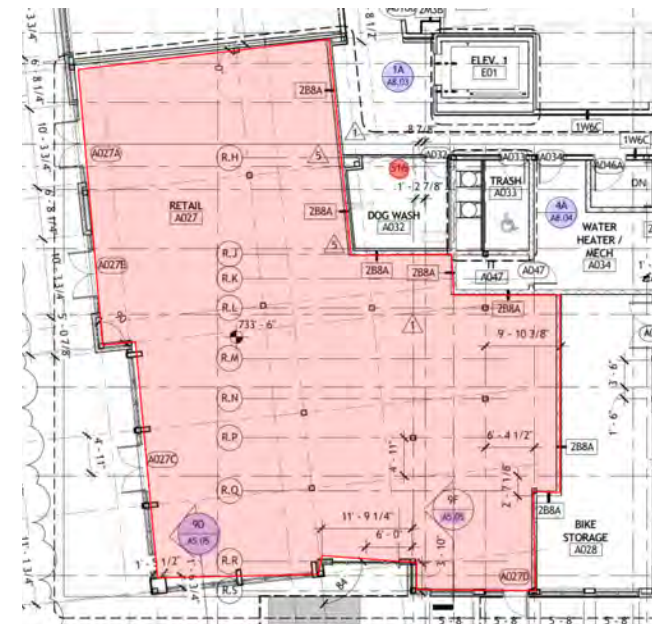
Project Highlights

- Featuring 310 luxury apartments with unparalleled views of the Downtown Pittsburgh Skyline
- Parking available for Glasshouse tenants, guests and customers
- Easy access to public transportation including the “T” Light Rail System, PAT bus and walking bridges from Downtown
- Situated in the heart of the South Shore’s redevelopment district with neighboring Station Square, Highmark Stadium, The Highline and Glassworks at 155 E Station Square Drive
- Direct access to Downtown’s Smithfield Street Bridge and over 63 million square feet of office space
- Adjacent project, Glassworks at 155 E Station Square Drive is currently offering 122,000 square feet of Class A office space with the ability to build an additional 400,000 square feet



Retail Opportunity

- 3,143 square foot restaurant opportunity in one of Pittsburgh’s most exciting residential developments
- Outdoor patio space available
- Tenant could be:
 - Small restaurant or cafe owner/local chef/entrepreneur
 - Reasonably priced menu items (apartment tenants could eat one to two times per week)
 - Open for breakfast, lunch and dinner daily
 - Provide take-out option
- Ideal tenant would provide:
 - Bar service for pool, courtyard and events
 - Catering
 - Room service





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In the heart of the South Shore District

1 Highmark Stadium

Home to the Pittsburgh Riverhounds SC, Highmark Stadium hosts a variety of sporting events, concerts and private events throughout the year.

2 Station Square

Currently undergoing redevelopment, Station Square is a beautiful 52-acre riverfront complex with over 1.2 miles of Pittsburgh's most unique dining, entertainment and boutique shopping. Currently home to Buca di Beppo, Melting Pot, Just Ducky Tours, Hard Rock Cafe, Gateway Clipper Fleet, Grand Concourse/Gander Dancer, Joe's Crab Shack and much more

3 Glassworks at 155 E Station Square Drive

Ground up development adjacent to the site currently offering 122,000 square feet of office space with the ability to build an additional 400,000 square feet. Construction is set to begin in 2019.

4 The Highline

Over \$100M redevelopment of the former warehouse space into creative office ($\pm 500,000$ sf)/retail ($\pm 100,000$ sf) complex with parking, bike storage, fitness center and public green space along the Monongahela River.



Restaurants

August Henry’s	Eleven	Morton’s	House	The Capital Grille
Bakersfield	Fl. 2	Nicky’s Thai Kitchen	Sharp Edge	The Commoner
Bar Louie	Fogo de Chao	Nine on Nine	Sienna on the Square	The Melting Pot
Bettis 36 Grille	Gandy Dancer	NOLA on the Square	Sienna Mercato	The Yard
Bill’s Bar & Burger	Grand Concourse	Olive or Twist	Social House	Union Standard
BRGR	Harris Grill	Or, the Whale	Southern Tier	Vallozzi’s
Bridges & Bourbon	Hyde Park Prime Steakhouse	Original Oyster House	Steel Cactus	Winghart’s Burgers
Buca di Beppo	Pizzaioolo Primo	Peter Allen’s Italian	Tako	
Burgatory	Las Velas	Pork & Beans	Talia	
Butcher and the Rye	Local Brewhouse	Primanti Bros.	Tap Room	
City Works	McFadden’s	Proper	Ten Penny	
Condado	Meat & Potatoes	Redbeard’s	Terrace Room	
Eddie Merlot’s	Mike & Tony’s	Revel + Roost	Texas De Brazil	
Eddie V’s	Molinaro Ristorante	Ruth’s Chris Steak	The Carlton	



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Area Hotels, Entertainment & Dining



Entertainment

August Wilson Center	Carnegie Science Center	Highmark Sportsworks	O’Reilly Theatre	Rivers Casino
Benedum Center	David L. Lawrence Convention Center	Highmark Stadium	Pittsburgh Public Theater	Stage AE
Buckhead Salon	Gateway Clipper Fleet	Howl at the Moon	PNC Park	Tequila Cowboy
Byham Theatre	Heinz Field	Just Ducky Tours	Point Park Playhouse	The Hard Rock Cafe
Cabaret at Theater Square	Heinz Hall	Market Square	Point State Park	Theater Square
		Mellon Square Park	PPG Paints Arena	Warhol Museum

Hotels

Wyndham Grand 712 rooms	Station Square Shera-ton 399 rooms	Embassy Suites 225 rooms	Fairmont 185 rooms	178 rooms
The Westin 616 rooms	DoubleTree 337 rooms	Drury Hotel 207 rooms	Courtyard 182 rooms	Homewood Suites 150 rooms
Omni William Penn Hotel 602 rooms	Renaissance Hotel 300 rooms	SpringHill Suites 198 rooms	Distrikt Hotel 181 rooms	Hampton Inn & Suites 143 rooms
Marriott City Center 402 rooms	Hotel Monaco 248 rooms	Hilton Garden Inn 197 rooms	Residence Inn 180 rooms	Cambria Suites 142 rooms
			Hyatt Place	Holiday Inn Express 135 rooms



Demographics

ONE MILE

Population | 23,218
 Daytime Population | 150,624
 Average Household Income | \$64,289
 Households | 8,759

THREE MILES

Population | 151,559
 Daytime Population | 347,069
 Average Household Income | \$56,457
 Households | 66,159

FIVE MILES

Population | 397,564
 Daytime Population | 551,492
 Average Household Income | \$69,305
 Households | 179,622



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Ever Expanding Population





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Join the Excitement

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